

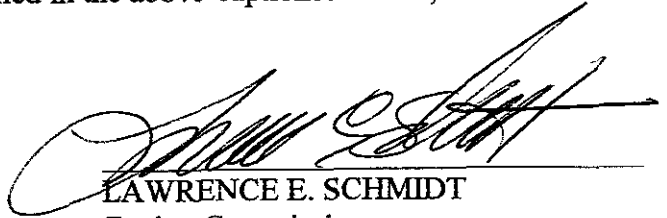
IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCE -
NE/Cor. Mt. Wilson Lane and Winands Rd. * ZONING COMMISSIONER
(725 Mt. Wilson Lane)
2nd Election District * OF BALTIMORE COUNTY
2nd Council District *
Case No. 02-395-SPHXA
Mullen Enterprises, Inc., Owners;
North Oaks Real Estate Partnership, C.P. *

* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing on May 6, 2002 to consider Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Mullen Enterprises, Inc., and the Contract Purchasers, North Oaks Real Estate Partnership, through their attorney, Robert A. Hoffman, Esquire. Pursuant to the written request for withdrawal from Counsel for the Petitioners, dated May 3, 2002, certain architectural changes in the proposed development on the subject property may necessitate revisions to the site plan and requested relief. Thus, the Petitions as filed must be withdrawn.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of May, 2002 that the Petitions filed in the above-captioned matter, be and the same are hereby DISMISSED without prejudice.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, Md. 21285-5517
J. Carroll Holzer, Esquire
Holzer & Lee, 508 Fairmount Avenue, Towson, Md. 21286
C. William Clark, Esquire
Nolan, Plumhoff & Williams, 502 Washington Avenue, Towson, Md. 21204
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 5/6/02

By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 725 Mt. Wilson Lane

which is presently zoned D.R. 28
mFK 1, 2 and 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print _____

Signature _____

Venable, Baetjer and Howard, LLP
Company _____

210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____

Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

SEE ATTACHED

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman

Name _____

210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____

Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 02 395 SPHXA

REV 9/15/98

Reviewed By JL Date 3/15/02

PETITION FOR SPECIAL HEARING

Petition for Special Hearing to amend the latest approved site plan and all prior zoning relief.

Petition for Special Hearing to amend the latest approved partial and final development plans.

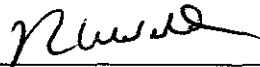
**Mullan-North Oaks
Signature Page**

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks
Limited Partnership

By: Rosedale Co., Inc.
General Partner


By: 

Norman W. Wilder
President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks
Limited Partnership

By: Rosedale Co., Inc.
General Partner

By: 

Norman W. Wilder
President

c/o Norman W. Wilder
Mullan Enterprises, Inc.
2330 West Joppa Road
Suite 210
Lutherville, Maryland 21093
(410) 494-9200



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 725 Mt. Wilson Lane

which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JL Date 3/15/02

Case No. 02 395 SPHXA

REV 9/15/98

PETITION FOR VARIANCE

Petition for Variance pursuant to Baltimore County Zoning Regulations ("BCZR") Sections 1B02.2.B, 102.2 and 504 and Section V.B.2 of the Comprehensive Manual of Development Policies ("CMDP") (1970) to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet.

Petition for Variance pursuant to BCZR Sections 1B02.2.B and 504 and Section V.B.2 of the CMDP (1970) to permit a side yard setback of 17 feet in lieu of the required 20 feet.

Petition for Variance pursuant to BCZR Sections 1B02.2.B and 504 and Section V.B.2 of the CMDP (1970) to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if necessary.

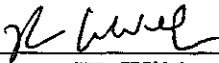
**Mullan-North Oaks
Signature Page**

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks
Limited Partnership


By: Rosedale Co., Inc.
General Partner

By: 
Norman W. Wilder
-President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks
Limited Partnership

By: Rosedale Co., Inc.
General Partner

By: 
Norman W. Wilder
- President

c/o Norman W. Wilder
Mullan Enterprises, Inc.
2330 West Joppa Road
Suite 210
Lutherville, Maryland 21093
(410) 494-9200



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 725 Mt. Wilson Lane

which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 3/15/02

Case No. 02 395 SPHXA

REU 09/15/98

PETITION FOR SPECIAL EXCEPTION

Petition for Special Exception pursuant to Baltimore County Zoning Regulations Sections 1B01.2.B.2, 502 and 504 and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970) to permit maximum building elevation widths of 610 feet (East to West) and 380 feet (North to South) in lieu of the maximum 490 feet and 330 feet, respectively, approved in Case No. 88-19-XSPH.


**Mullan-North Oaks
Signature Page**

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks
Limited Partnership


By: Rosedale Co., Inc.
General Partner

By: 
Norman W. Wilder
Vice-President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks
Limited Partnership

By: Rosedale Co., Inc.
General Partner

By: 
Norman W. Wilder
Vice-President

c/o Norman W. Wilder
Mullan Enterprises, Inc.
2330 West Joppa Road
Suite 210
Lutherville, Maryland 21093
(410) 494-9200

395

Description

To Accompany Petition for Special Hearing for FDP Amendments

199.90 Acre Parcel

Northwest Side of Mount Wilson Lane

Northeast of Winands Road

Second Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

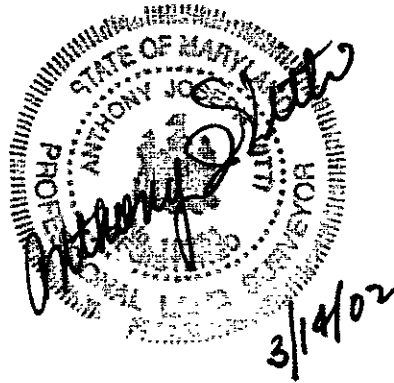
Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Mount Wilson Lane (50 foot wide) with the centerline of Winands Road (40 foot wide), (1) Northeasterly along the centerline of Mount Wilson Lane 30 feet, more or less, thence at a right angle to said Mount Wilson Lane, (2) Northwesterly 30 feet, more or less to the point of beginning, thence leaving said beginning point and running the following nineteen courses and distances, viz: (1) North 22 degrees 49 minutes 45 seconds East 1190.04 feet, thence (2) North 66 degrees 18 minutes 08 seconds West 1104.36 feet, thence (3) North 73 degrees 03 minutes 55 seconds East 3945.18 feet, thence (4) North 35 degrees 41 minutes 05 seconds West 29.70 feet, thence (5) North 43 degrees 21 minutes 44 seconds East 30.71 feet, thence (6) South 46 degrees 38 minutes 16 seconds East 847.75 feet, thence (7) South 62 degrees 48 minutes 49 seconds West 0.80 feet, thence (8) South 46 degrees 38 minutes 16 seconds East 757.38 feet, thence (9) South 28 degrees 12 minutes 51 seconds East 217.34 feet, thence (10) South 09 degrees 05 minutes 07 seconds East 389.16 feet, thence (11) South 17 degrees 17 minutes 09 seconds East 172.02 feet, thence (12) South 69 degrees 51 minutes 45 seconds West 177.87 feet, thence (13) South 41

degrees 12 minutes 04 seconds West 323.38 feet, thence (14) South 83 degrees 29 minutes 56 seconds West 2086.86 feet, thence (15) South 31 degrees 13 minutes 19 seconds West 880.54 feet, thence (16) North 38 degrees 02 minutes 02 seconds West 740.44 feet, thence (17) South 41 degrees 27 minutes 26 seconds West 559.18 feet, thence (18) South 42 degrees 27 minutes 26 seconds West 150.15 feet, and thence (19) North 65 degrees 49 minutes 24 seconds West 846.52 feet, to the point of the beginning; containing 199.90 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 14, 2002

Project No. 84142 (L84142-1)



395

Description

To Accompany Petition for Special Exception, Special Hearing,
and Zoning Variances

13.372 Acre Parcel

Northeast of Winands Road at Mount Wilson Lane

South of Mary Ridge Drive

Second Election District, Baltimore County, Maryland



Daft, McCune & Walker, Inc.

200 East Pennsylvania Avenue

Touson, Maryland 21286

<http://www.dmw.com>

410 256 3333

Fax 410 256 4795

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the following courses and distance measured from the intersection of the centerline of Winands Road with the centerline of Mt. Wilson Lane, and referring all courses of this description to the Grid Meridian of the Maryland Coordinate System-NAD83 (1991), (1) North 35 degrees 54 minutes 11 seconds East 2401.97 feet, thence leaving said point of beginning and running for the thirty-two following courses and distances, viz: (1) South 65 degrees 22 minutes 39 seconds East 137.44 feet, thence (2) South 71 degrees 43 minutes 49 seconds East 250.00 feet to a point of curvature, thence (3) Southeasterly by a line curving to the right with the radius of 675.00 feet, (the arc of said curve being subtended by a chord bearing South 66 degrees 21 minutes 30 seconds East 126.39 feet) for a distance of 126.57 feet, thence (4) South 60 degrees 59 minutes 11 seconds East 90.45 feet to a point of curvature, thence (5) Southeasterly by a line curving to the left, having a radius of 465.00 feet, (the arc of said curve being subtended by a chord bearing South 67 degrees 01 minutes 18 seconds East 97.78 feet) for a distance of 97.96 feet to a point of curvature, thence (6) Southeasterly by a line curving to the right, having a radius of 15.00 feet, (the arc of

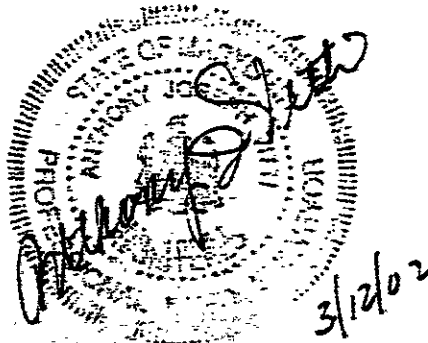
said curve being subtended by a chord bearing South 30 degrees 04 minutes 19 seconds East 20.45 feet) for a distance of 22.51 feet, thence (7) South 12 degrees 54 minutes 47 seconds West 60.15 feet to a point of curvature, thence (8) Southeasterly by a line curving to the left, having a radius of 175.00 feet, (the arc of said curve being subtended by a chord bearing South 04 degrees 02 minutes 32 seconds East 102.07 feet) for a distance of 103.37 feet, thence (9) South 23 degrees 50 minutes 22 seconds West 18.34 feet, thence (10) South 46 degrees 40 minutes 54 seconds East 188.62 feet, thence (11) South 60 degrees 59 minutes 39 seconds East 11.45 feet, and thence (12) South 30 degrees 25 minutes 21 seconds West 2.93 feet to a point of non-curvature, thence (13) Southeasterly by a line curving to the right, having a radius of 685.00 feet, (the arc of said curve being subtended by a chord bearing South 43 degrees 57 minutes 57 seconds East 52.30 feet) for a distance of 52.32 feet, thence (14) South 01 degree 32 minutes 29 seconds West 20.58 feet to a point of non-curvature, thence (15) Southwesterly by a line curving to the left, having a radius of 350.00 feet, (the arc of said curve being subtended by a chord bearing South 22 degrees 25 minutes 49 seconds West 267.09 feet) for a distance of 274.34 feet, thence (16) South 44 degrees 59 minutes 06 seconds West 21.22 feet, thence (17) Due West 117.40 feet to a point of curvature, thence (18) Northwesterly by a line curving to the right, having a radius of 475.00 feet, (the arc of said curve being subtended by a chord bearing North 72 degrees 42 minutes 23 seconds West 282.41 feet) for a distance of 286.74 feet, thence (19) North 55 degrees 24 minutes 45 seconds West 162.21 feet to a point of curvature, thence (20) Northwesterly by a line curving to the left, having a radius of 425.00 feet, (the arc of said curve being subtended by a chord bearing North 62 degrees 40 minutes 34 seconds West 107.47 feet) for a distance of

107.76 feet to a point of reverse curvature, thence (21) Northwesterly by a line curving to the right, having a radius of 240.00 feet, (the arc of said curve being subtended by a chord bearing North 64 degrees 36 minutes 10 seconds West 44.65 feet) for a distance of 44.71 feet to a point of reverse curvature, thence (22) Northwesterly by a line curving to the left, having a radius of 225.00 feet, (the arc of said curve being subtended by a chord bearing North 71 degrees 34 minutes 48 seconds West 95.97 feet) for a distance of 96.71 feet to a point of reverse curvature, thence (23) Northwesterly by a line curving to the right, having a radius of 240.00 feet, (the arc of said curve being subtended by a chord bearing North 74 degrees 18 minutes 35 seconds West 79.92 feet) for a distance of 80.29 feet to a point of compound curvature, thence (24) Northwesterly by a line curving to the right, having a radius of 375.00 feet, (the arc of said curve being subtended by a chord bearing North 59 degrees 26 minutes 15 seconds West 69.12 feet) for a distance of 69.22 feet, thence (25) North 54 degrees 38 minutes 57 seconds West 73.52 feet, thence (26) North 17 degrees 23 minutes 21 seconds East 127.83 feet, thence (27) North 21 degrees 41 minutes 46 seconds East 146.12 feet, thence (28) North 60 degrees 54 minutes 09 seconds West 73.97 feet, thence (29) North 39 degrees 05 minutes 51 seconds East 93.94 feet, thence (30) South 60 degrees 54 minutes 09 seconds East 85.95 feet, and thence (31) North 25 degrees 13 minutes 51 seconds East 177.82 feet, thence (32) North 14 degrees 04 minutes 21 seconds East 51.95 feet to the point of beginning; containing 13.372 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 2001.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 12, 2002

Project No. 84142.DA (L84142.DA)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11279

JL 395
#

DATE 3/15/02

ACCOUNT

01 006 6150

AMOUNT \$

650.00

RECEIVED FROM:

MULLAN HOLDINGS INC.

FOR:

FILING SPHYA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

3/15/2002 3/15/2002 15:27:20

REC 4506 CASHIER KNCH KCH DRIVER 4

>> RECEIPT # 072364

Dept 5 528 ZONING VERIFICATION

CR NO. 011279

Receipt Tot

650.00

650.00 CK

.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-395-SPHXA
725 Mt. Wilson Lane
N/S of Winands Road at Mt. Wilson Lane
(W of Reisterstown Road)

2nd Election District - 2nd Councilmanic District
Legal Owner(s): Norman W. Wilder, President,
Mullen Enterprises, Inc.

Special Exception: to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south) in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. **Variance:** to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a rear yard setback of 10 feet in lieu of the required 30 feet, if necessary. **Special Hearing:** to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans.
Hearing: Monday, May 6, 2002 at 2:00 p.m. in Room 407, County Court Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.
4/230 April 18- C532892

CERTIFICATE OF PUBLICATION

4/18/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-395-SPHXA

Petitioner/Developer: NORMAN

W. WILDER

Date of Hearing/Closing: 5/6/2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 725 MT WILSON

LANE

The sign(s) were posted on

4/19/02
(Month, Day, Year)

Sincerely,

[Signature] 4/19/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

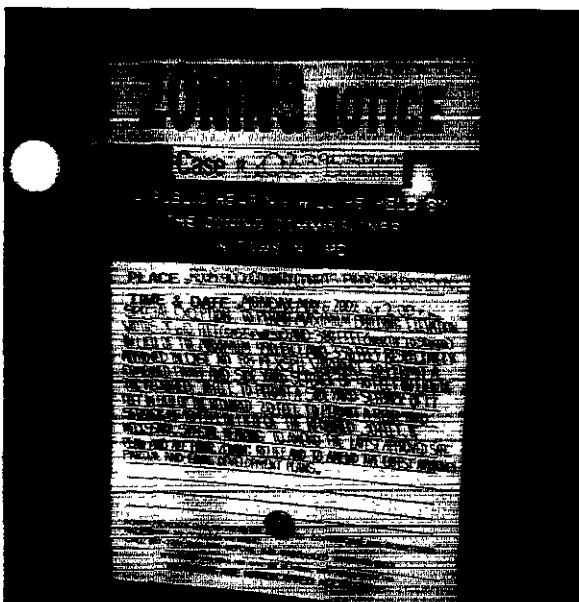
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number # 395
Petitioner North Oaks Real Estate Partnership Et Al
Address or Location 725 Mt. Wilson Lane

PLEASE FORWARD ADVERTISING BILL TO

Name Robert A. Hoffman of Venable Bacter + Howard, LLP
Address 210 Allegheny Ave
Towson, MD
21204
Telephone Number (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 18, 2002 Issue – Jeffersonian

Please forward billing to:

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-395-SPHXA

725 Mt Wilson Lane

N/S of Winands Road at Mt Wilson Lane (W of Reisterstown Road)

2nd Election District – 2nd Councilmanic District

Legal Owner: Norman W Wilder, President, Mullen Enterprises, Inc.

Special Exception to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. Variance to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if necessary. Special Hearing to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans.

HEARING: Monday, May 6, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-395-SPHXA
725 Mt Wilson Lane
N/S of Winands Road at Mt Wilson Lane (W of Reisterstown Road)
2nd Election District – 2nd Councilmanic District
Legal Owner: Norman W Wilder, President, Mullen Enterprises, Inc.

Special Exception to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. Variance to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if necessary. Special Hearing to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans.

HEARING: Monday, May 6, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Mullen Enterprises Inc, Norman W Wilder, President, 2330 W Joppa Road,
Suite 210, Lutherville 21093
Mitchell Kellman, D & W, 200 E Pennsylvania Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 20, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 3, 2002

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-395 SPHXA ,725 Mt. Wilson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/15/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: c/o Norman W. Wilder Mullan Enterprises, Inc. 2330 West Joppa Rd. Suite 210
Lutherville, MD 21093
People's Counsel

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: 395

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

1. The fire marshal's office has no comments at this time.

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file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 6, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAY 6

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-395

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Stephen J. Parker

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

April 1, 2002

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 395 (JL)
North Oaks
725 Mt. Wilson Lane

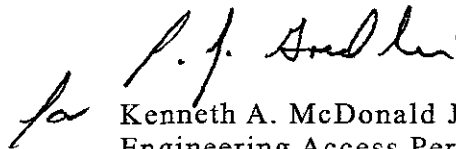
Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval of the Special Exception.

- However, we will require the owner/developer to submit a traffic impact analysis to determine the development effects at the intersection of MD 140 and Mt. Wilson Lane.

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md.us).

Very truly yours,



Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

CC: Robert W. Bowling, P.E.

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

725 Mt. Wilson Lane, N/S Winands Rd at
Mt. Wilson Ln (W of Reisterstown Rd)
2nd Election District, 2nd Councilmanic

Legal Owner: North Oaks Real Estate Partnership and
Gwynn Falls L.P.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 02-395-SPHXA

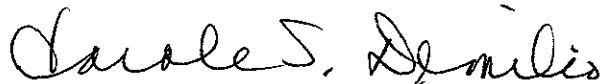
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-395-SP4X1A

Date Completed/Initials

3-26-02

PREPARE HEARING FILE (put case number on all papers, hole punch and place appropriately, put label and case number on folder; complete information on stamp on front of folder)

4-9-02

DETERMINE HEARING DATE (schedule within 45 days of filing, post and advertise at least 15 days prior to hearing)

4-9-02

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice, place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies, mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

4-18-02 4-19-02
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

4-30-02
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

5-3-02
FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

5/3/02
George
OK

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

May 3, 2002

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing, and Variance
Case No. 02-395-SPHXA -- 725 Mt. Wilson Lane
2nd Election District, 2nd Councilmanic District

Dear Mr. Jablon:

I am requesting, on behalf of Petitioner North Oaks Real Estate Partnership, that the above-referenced Petitions for Special Exception, Special Hearing, and Variance be withdrawn and that the hearing scheduled for Monday, May 6, 2002, at 2:00 p.m. be cancelled. Certain proposed architectural changes may necessitate revisions to the site plan and to the requested relief. We have contacted those members of the surrounding community we believe may have had an interest in attending the hearing to inform them that Petitioner will not be going forward with the relief at this time.

If you have any questions regarding the above request, please feel free to give me a call.

Very truly yours,

Robert A. Hoffman/pam

Robert A. Hoffman

RAH/pam

cc: Lawrence E. Schmidt, Esquire
J. Carroll Holzer, Esquire
C. William Clark, Esquire
Peter Max Zimmerman, Esquire

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02-1532
MAY 3 2002

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

July 3, 2002

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variance
North Oaks – 725 Mt. Wilson Lane

Dear Mr. Jablon:

Yesterday, on behalf of the owners of the North Oaks facility, I filed Petitions for Special Exception, Special Hearing, and Variance seeking zoning relief to enable the facility to expand the number of nursing beds. Similar relief was requested earlier this year, but was withdrawn in May prior to the hearing date because of architectural changes to one of the additions. A second addition has also been proposed.

Thomas F. Mullan, III, one of the principals with North Oaks, is eager to move forward promptly with the additions and would appreciate any assistance you could provide in setting a hearing on these petitions as soon as possible.

Very truly yours,

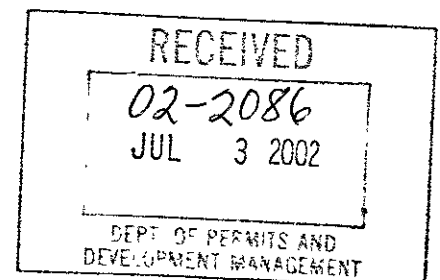


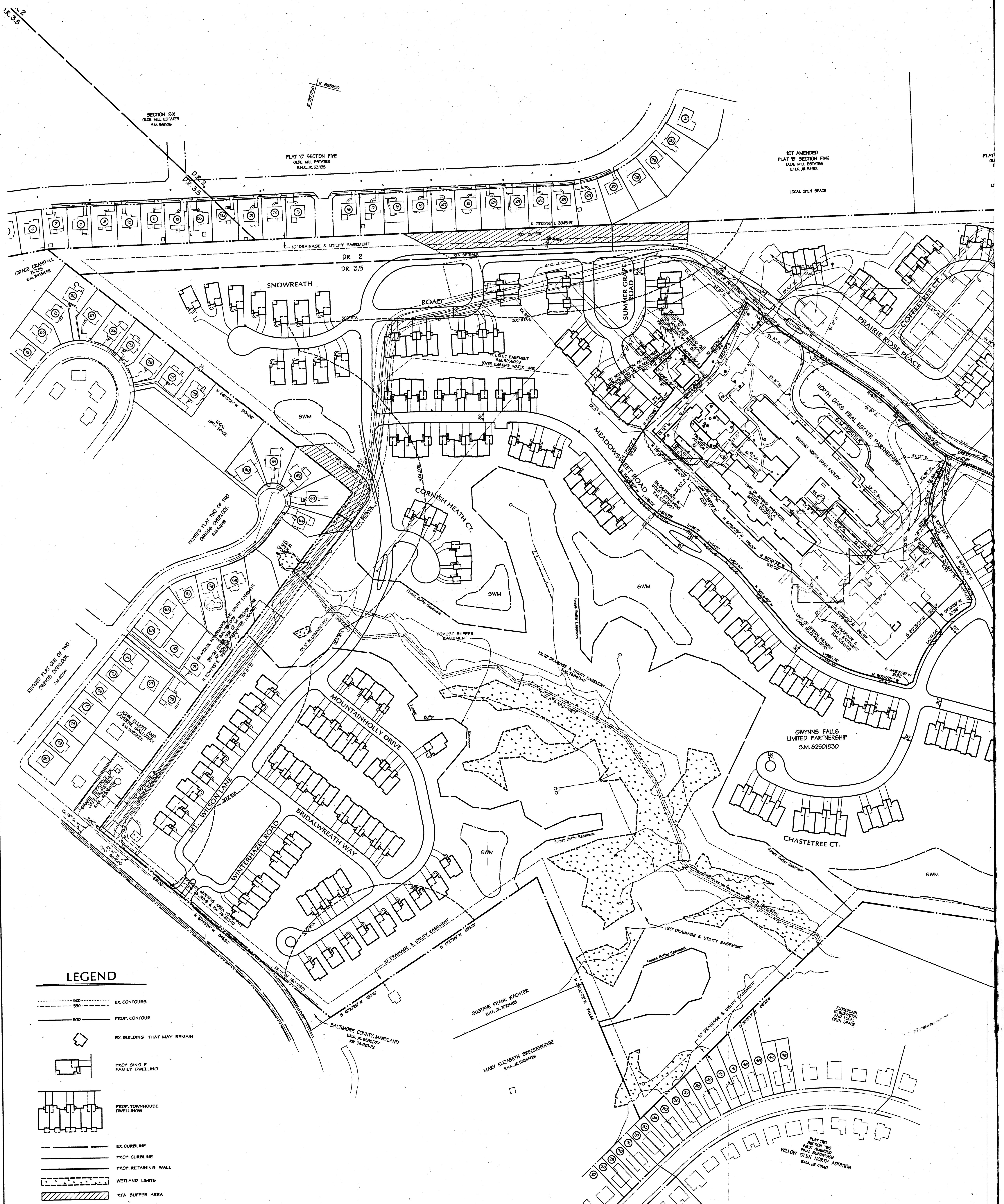
Robert A. Hoffman

RAH/mar

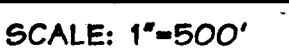
cc: Mr. Thomas F. Mullan, III

TO1DOCS1/#140312 v1





A STANDARD NGS DISK SET IN THE TOP OF A 0.305 M (1.001 FT.) ROUND CONCRETE MONUMENT ON THE GROUNDS OF THE ROSEWOOD STATE CENTER.



'A' SECTION FIVE
DE MILL ESTATES
E.H.K. JR. 53/133

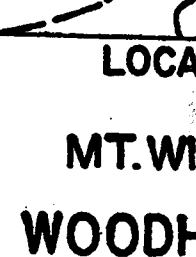
XCAL OPEN SPACE

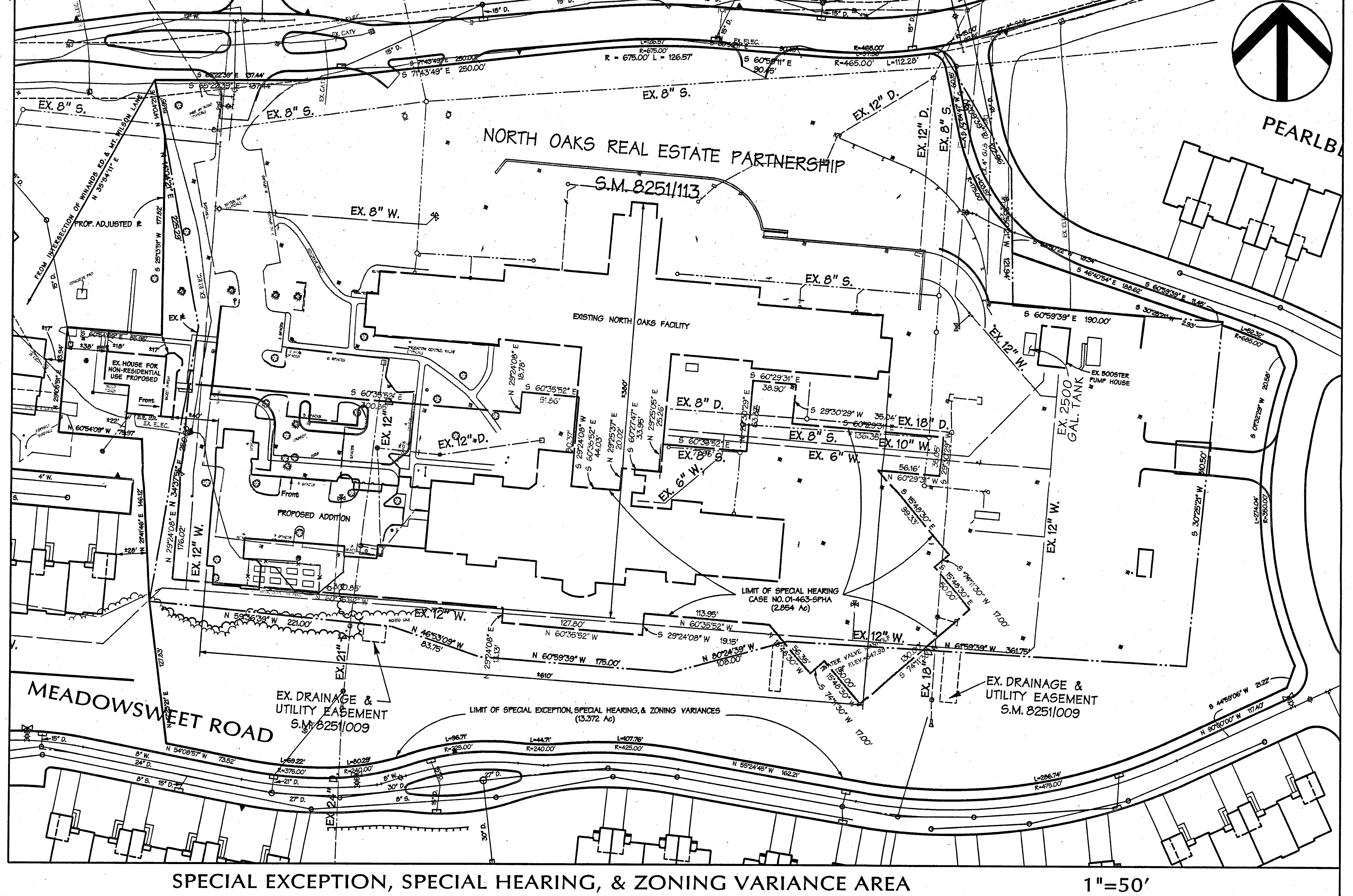


COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY PDS, DATED FEBRUARY 19, 1999.
DESIGN DRAWINGS.

**A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals**

DESIGNED: _____
CHECKED BY: CMR
DATE CHECKED: 3-14-02
SCALE: 1"=100'
PROJECT NO.: 84142.da
DRAWING: 1 of 2




$$1'' = 50'$$

Tue Mar 14 16:22:06 2002 M184142.DA841421.txt